Karen Johnson Davidson County
Batch# 997459 DEEDWARR
04/28/2023 02:15:30 PM 3 pgs
Fees: $18.00 Taxes: $1,295.00
20230428-0031559

WARRANTY DEED

GREG FAIRBETTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 11-3-2025

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $350,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 28th DAY OF APRIL, 2023.

Notary Public

MY COMMISSION EXPIRES: 11.3.2025

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mihret Liranso and Aster Ogno	New Owner	
(NAME) 205 Pine Rock Ct.	(NAME)	164080C13700CO
(ADDRESS) Antioch, TN 37013	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **Jeanette D Martinez, an unmarried woman**, HEREINAFTER CALLED THE GRANTOR(S), HAVE/HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Mihret Liranso, an unmarried woman and Aster Ongo, a married woman, joint tenants with full rights of survivorship,** HEREINAFTER CALLED THE GRANTEE, HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson, COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING ALL OF LOT NO. 97, ON THE PLAN OF FINAL PLAT, SECTION III, HAMILTON CHASE "CLUSTER LOT SUBDIVISION", ACCORDING TO PLAT AND SURVEY APPEARING OF RECORD IN INSTRUMENT NO. 20070517-0059303; CERTIFICATE OF CORRECTION OF RECORD IN INSTRUMENT NUMBER 20051031-0131368; SURVEYOR'S CERTIFICATE OF CORRECTION OF RECORD IN INSTRUMENT NUMBER 20070723-0087046, AND IN THE INSTRUMENT NUMBER 20070529-0063683 OF THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR MORE COMPLETE DETAILS OF LOCATION AND DESCRIPTION OF SAID LOT.

Being the same property conveyed to Jeanette D. Martinez, an unmarried woman, by virtue of that certain Warranty Deed dated October 18, 2019, and being of record at Instrument No. 20191022-0108226 in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions including those recorded in the Register's Office in Davidson County, Tennessee, and all other matters of record, including all items set out on any applicable plat of record.

This is improved x unimproved property, known as 205 Pine Rock Ct. Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 28th day of April, 2023.

Jeanette D. Martinez
Jeanette D Martinez

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Jeanette D Martinez**, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 28th day of April, 2023.

Jacqueline G Brown
Notary Public

My Commission Expires: 11/3/25



Tennessee Certification of Electronic Document

I, Connie Taylor, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 4/28/23 (date of document).

Affiant Signature

4/28/23
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 28th day of April, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 11/3/2025

NOTARY'S SEAL

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-3-2025